



Let **UK** Home

1 Bedrooms

Flat

Located in London

£3,310 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



3 Boxwood Gardens London

E1W 2DU



Let UK Home present this stunning 1 bedroom property in 3 Boxwood Gardens in London Dock.

This property comprises a large bright open plan kitchen and living room leading to a large private balcony with great views, one double bedroom with wardrobe, a large family sized bathroom and ample storage. A virtual viewing is provided.

Residents of this exceptional development will have exclusive use of the spa, fitness centre, swimming pool, sauna, cinema, virtual golf suite, squash room, residents lounge, steam room and treatment room. Furthermore, residents will also benefit from a concierge and an unrivalled selection of shops, bars, restaurants, leisure facilities and beautiful courtyards.

The apartment is located near the riverside, close to London's financial district and St Katharine Docks. It is within walking distance of Tower Bridge. Gauging Square is the center of the entire community, with restaurants, cafes and bars on both sides, and Sainsbury's supermarket brings convenience to residents' daily life.

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- 5th Floor
- 24h Security
- The Gym
- EPC Rating: B
- Sauna & Steam Room

- Concierge Service
- Swimming Pool
- Cinema & Game Room
- The Spa
- Virtual Viewing Available



ONE BEDROOM LONDON DOCK

ROOM DIMENSIONS

KITCHEN	2.48M x 2.87M	8' 1" x 9' 5"
LIVING/DINING	4.96M x 3.42M	16' 3" x 11' 2"
BEDROOM	4.19M x 3.25M	13' 8" x 10' 7"
BALCONY	1.50M x 3.35M	4' 11" x 11' 0"

TOTAL INTERNAL AREA
50.5 SQ M / 544 SQ FT

TOTAL EXTERNAL AREA
5.0 SQ M / 54 SQ FT



KEY

- Measurement Points
- Undercounter Fridge
- Tall Kitchen Unit with Fridge/Freezer
- Tall Kitchen Unit
- (H/W) Comm. Appliances
- H/W & HWY with Washer/Dryer Inset
- C Cupboard
- SM Space provision for wardrobe
- U Utility Cupboard
- W Wardrobe
- Sliding Doors

WEST ELEVATION



Measurements are scaled individually to fit the page. Measurements shown for London Dock are for approximate measurements and are not to scale. Total area includes internal partitions, internal columns and service ducts. Room layouts and areas may vary without notice and are not intended to be used for contract documents, valuations, sales or lease applications. Particulars are indicative only. Unit area layout indicative only. Colours are indicative only and may vary depending on customer palette selection. Electrical positions shown are indicative only. Please see a Sales Consultant for further information.



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3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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Council Tax Band: E

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		82	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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